



Town of Hamilton Planning Board
PO Box 429, 577 Bay Road
Hamilton, MA 01936
978-468-5584

Draft Meeting Minutes

February 5, 2013

Welcome: Chairman Peter Clark opened the meeting at 7:30 PM. Brian Stein, Rick Mitchell, Ed Howard, Rob McKean and Claudia Woods were present. Planning Coordinator Kristine Cheetham was also present.

AGENDA

New/Old Business

- 91 Garnder Street Complaint – K. Cheetham forwarded a letter to the residents of Bancroft Way and Mr. McNeill at 91 Garnder Street regarding his complaint about the vegetated buffer. One resident came to town hall in response to the letter. He expressed his attention to maintaining the vegetated buffer over the years. He also noted that the pool was not at issue with regard to the trees. He stated that he has plans to consult with a landscaper to replant in the spring of 2013. He also stated that he has communicated over the years with Mr. McNeill regarding the buffer.
- Form A : 641 Bay Road – At the previous meeting the Planning Board approved a Form A application to create six lots on the property at 641 Bay Road. In order to file the ANR, attorney Jim Kroesser requires signatures of a majority of the full Board. At the previous meeting only three signatures were on the mylar. R. Mitchell agreed to sign the Form A because he heard testimony regarding the project at the January 29, 2013 meeting of the Planning Board.
- Right of First Refusal for sale of Pirie Property at 641 Bay Road – K. Cheetham provided copies of the Right of First Refusal to the members of the Board. The Planning Board, Board of Assessors and Conservation Commission were copied on the document. Upon receipt of the material, the Board questioned the process. K. Cheetham agreed to confirm

the procedural requirements for them. The members of the Board discussed the potential historic status of one of the homes along Bay Road.

The members of the Board agreed that they supported efforts of the town to research the options regarding a right of first refusal for the property. They were particularly interested in the historic status of the home on Bay Road, the potential re-use of the property for affordable housing and the preservation of the trails for the community.

Draft Housing Production Plan

The Planning Board was in receipt of a draft of the Housing Production Plan. Planning Coordinator asked that the Board review and provide comments on the draft so that they may be incorporated.

R. McKean provided written comments to share with the Board. Several members of the Board read his comments and agreed in general with his concerns about the document.

E. Howard voiced a few of his concerns regarding seniors, aging housing stock and home repairs.

